

**EUCALYPTUS GROVE OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**March 8, 2018 (6PM)**  
**7610 Hollister Ave, Goleta (Meeting Room)**  
**(Subject to Board's Approval)**

**Board members present:** Craig Nicholson, Joe Mora, Howard Lange, Cathy Leyva, and Nancy Arkin.

**Homeowners present:** Sarah Reichert of #209; Quan Bui of #114; Todd McChesney, Realtor from Berkshire representing estate of #210.

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Matt Mora

**Call to Order:** Meeting called to order at 6:04PM

**Owners Requests:**

**Sarah Reichert:** Curious of the status on the sloping floors. Board will discuss proposals from Carter Construction. They had a bid to install 23 Helical Piers at the cost of \$66,500 plus an additional \$9,000 for permits and engineer plan. Howard motioned to find at least one more contractor bid. Discussed. Will make decision by next meeting.

**Todd McChesney:** Representing the estate of unit #210 and was concerned about the sloping floor. Board assured him that progress was being made to correct the sloping unit.

**Quan Bui:** Gutter and downspout still not working on unit #336 above him. Association has standing work order to fix it.

**Approval of Prior Meeting Minutes:** Nancy motioned to approve minutes as prepared, Joe seconded. Unanimously approved.

**Landscape Report:** Maintenance; mulch; pool equipment room cleaned; Goleta Water district meter broke on their side and was repaired at no charge.

**Vendor Evaluation:** Ramsey did not coordinate well with association resulting in cars not moving out of the way. Dumpster rental May 28-June 18

## Treasurer's Report

	<b>Feb 2018</b>	<b>YTD</b>
Total Income	\$64,110.00	\$131,080.00
Op. Expenses	30,609.19	66,589.66
Reserve Expenditures	2,600.00	23,139.19
Total Expenditures	33,209.19	89,728.85
Transfer to Reserve	30,900.81	41,351.15
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,310,409.08	
Due from Unit Owners	\$ 10,731.47	
Total Assets	\$ 2,326,140.55	

Operating Expenses are about 3%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

### Old Business:

- a. Updating Governing Docs: In progress.
- b. Sidewalk repair/replacement: none this month.
- c. Roofs/gutters/downspouts: 114. Standing work order.
- d. Siding repairs: #304.
- e. #209 kitchen floor slope: discussed waiting for another bid.
- f. Bat houses: tabled.
- g. Fumigation of bldgs 7628 & 7634 scheduled for 5/14 - 5/16) and 7630 & 7638 (6/25 – 6/27) by Lenz. Cathy motioned to spray all buildings for ants before fumigation for the price of \$200/bldg. Howard seconded. Unanimous
- h. Building staircase light replacement: Joe motions to approve electrician to install lights at 7632 and for them to use the more expensive lights. Cathy seconded. Unanimous approved.
- i. Concrete curb replacement: in progress
- j. CC&R inspection of units: in progress

### New Business

- a. Possible signs re warning of presence of children: Board decided against this because children should not be playing in parking lots or creeks.
- b. 7602 settling cracks. Per Beachside, minor patchable cracks.
- c. Recording Liens: none.

Previous month executive session: fine levied against one unit.

**Next Meeting 4/12/18** at 6PM, at 7610 meeting room

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora